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UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF CALIFORNIA

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1 Upon consideration of Plaintiff Phillips 66 Company's Motion for Preliminary
2 Injunction, Plaintiff's briefing and supporting documents, Defendant's opposition, the applicable
3 law, the relevant portions of the record, and the arguments of counsel, this Court hereby
4 GRANTS Plaintiff's motion for preliminary injunction.

5 Plaintiff has demonstrated a need for preliminary injunctive relief in this case. *See*
6 *Winter v. Natural Resources Defense Council, Inc.*, 555 U.S. 7, 20 (2008); *Alliance for the Wild*
7 *Rockies v. Cottrell*, 632 F.3d 1127, 1131-35 (9th Cir. 2011). The record as established at this
8 point shows Plaintiff has a likelihood of success on the merits of its arguments. With an interest
9 in real property being at stake, Plaintiff will suffer irreparable harm if Defendant is able to
10 transfer his interest in the property to a third party. Finally, the equities favor Plaintiff,
11 particularly allowing Plaintiff to obtain the benefit of its bargain under the parties' Branded
12 Reseller Agreement. Accordingly, it is hereby ORDERED that, pending a trial on the merits,
13 Defendant Alex R. Bananzadeh is hereby enjoined from:

14 *John A. Menendez* terminating the 2017 Branded Reseller Agreement pending resolution of this
15 litigation; and/or

16 ~~and~~ *1*. transferring to any third-party any rights, interest, and/or title in the property
17 located at 817 Leisure Town Rd., Vacaville, California 95687 (the "Station") pending resolution
18 of this litigation.

19 The Court further orders Plaintiff to post a bond of \$1.5 million.

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DATED: *November 4, 2021*

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John A. Menendez
THE HONORABLE JOHN A. MENDEZ
UNITED STATES DISTRICT COURT JUDGE